

**MINUTES ~ February 10, 2009**  
Ponaganset Middle School-Room 150

**1. Call to Order**

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 7:00 PM in the Ponaganset Middle School, Room 150.

**2. Roll Call**

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Dennis Chretien of Foster, Mr. Warren Ducharme of Foster, Mrs. Anne Ejnes of Glocester, Mrs. Julie Capobianco of Foster and Mr. Raymond Fogarty of Glocester. Mr. Bill Abt of Foster was absent due to business reasons and Mr. George Jacques of Glocester was absent as he is out of town.

**3. Financial Report**

Mr. Brendan Larkin explained that there have been format changes to the financial report though the information provided is still the same. He explained that they had been using excel in conjunction with Quick Books but now they are working to phase out excel and rely on Quick Books reporting. Mr. Larkin reviewed the Treasurer's report and noted that the balance sheet in this report replaces the Treasurer's summary as provided in the previous reports. The balance sheet is attached as reference one. Mr. Larkin reported that the middle school bond account has been closed. As requested by Mr. Laramie, Mr. Larkin agreed to add a 'total' on the check detail report for the future. Mr. Fogarty moved and Mr. Chretien seconded to accept the Treasurer's report as presented. So voted, 6-0.

Ms. Hann reported that she attended a board meeting at RIHEBC where they approved the additional ESCO bond requisition of \$940K. She reported that the closing will be in March and the funds will be received after that. Mr. Laramie reported that prior to the RIHEBC meeting, he, Dr. Barnes, Ms. Hann and Mr. Fogarty met with the financial advisors and bond council to review all the information and ensure they were within the authorization for the bonding. Mr. Fogarty also noted that they received a pleasant surprise in that the rate on the bond will be lower than originally thought.

**4. Middle School Biomass Project Update**

Mr. Laramie reported that if anyone was wondering why the windows were open in the building it is because environmental testing is on going and the wood boiler has to be running at full load, making it warmer than normal in the school at the moment. He explained that as part of the agreement with ConEd the testing on emissions needs to be done for DEM. Mr. Steve Manwell reported that the testing will be done overnight and then over the next couple of days. Mr. Laramie reminded the committee that DEM had required testing on a similar boiler in Vermont prior to issuing a permit for the boiler, and we're now required to test our own boiler.

Mr. Manwell reported that the main activity on the biomass now is the testing. There were several punch list items which were cleared in December and they are now down to a short list which includes several things to be fixed by Delta over the next two weeks. Some items include sensors, dampers on the air handler and administrative items such as the as-built drawings from Trane.

Mr. Laramie questioned whether they can monitor the system remotely yet. Mr. Manwell reported that this is one of the punch list items. The VPN system was put in place by the school and the wiring is in place they just need to make the connection to the computer. However, the computer in Mr. Joe McGovern's office was damaged by water. Mr. Grzyb reported that they are taking care of getting a new computer for the office.

Mr. Chretien questioned whether the hot water has been piped in yet. Mr. Grzyb replied that it has not been done yet as they decided to hold off on this because of the extremely cold weather. This work will be rescheduled for another time. Mr. Grzyb said the pricing for this also needs to be squared away.

Mr. Manwell reported that once everything is finalized they can finish the commissioning. Mrs. Ejnes asked for a time estimate on the commissioning to which Mr. Manwell replied that it has been ongoing, there is not much left to do and could be done within a month.

Mr. Laramie reminded everyone that the punch list includes items that were design changes after the building was done as well as typical punch list items.

Dr. Barnes noted that if the computer is holding things up for the remote monitoring he could get a temporary replacement computer to keep things moving.

Mr. Ron Cervasio asked if there is a public list of open items. Mr. Laramie said if the list was reviewed and approved by the building committee then it would be a public list but as of now it is a working document between the contractors. Mr. Laramie asked Mr. Manwell to read each of the items on the list so they could be entered into the minutes for the school committee and the public to see. Mr. Manwell explained that there were originally about 130 items and they are now down to a dozen or so and he explained the open issues as follows:

- 24. Provide final HVAC controls and as-built documents incorporating the ESCO scope items.
- 40. Install premium efficiency motors on six roof top units. This work has been done but needs to be verified.
- 49. VPN access. The remote access is in place for the lighting controls and will be in place for HVAC once the computer is available.
- 59. Added temperature sensors to meet part of the control specs on some of the roof top units. They have verified that the sensors are in place and need to verify that the sequence is in place and operating as designed.
- 89,91 CO2 sensors. These were identified as having an issue several months ago, Trane & 105. replaced them and now three are reading too high. They will be coming in the next week or two to do that work.
- 105A. Temperature control issue with the fan coil unit in the fitness room.
- 106. Outside air damper control RTU-22 needs to be repaired.
- 107. Balancing for RTU-22. The balancer identified a duct work issue so it could not be balanced previously. This has been corrected so it can now be balanced.

- 115. Tie in the domestic hot water to biomass boiler.
- 117. In talking with H.V. Collins they agreed to interlock the oil pumps for the backup boiler and the domestic hot water. Most of the controls are already present for this just one more sensor is needed.
- (#118) The energy recovery ventilation unit that supplies the classroom wing has an odor problem in the damp weather. The system needs to be steam cleaned to take the dampness out of the wheels. Mr. Laramie asked if this would be an ongoing issue. Mr. Manwell explained that in speaking with the manufacturer the steam cleaning should take care of the problem.

Mr. Cervasio asked that a draft copy of the minutes from this meeting go out to both town councils and the school committee to put some minds to rest. Mr. Fogarty moved and Mrs. Ejnes seconded to send draft minutes to the school committee and two town councils. So voted, 6-0.

Mr. Ducharme noted that if there wasn't a commissioning agent then none of this checking and verifying would have been done, there would be equipment installed but not necessarily operating correctly. Mr. Laramie noted that he is impressed at the thoroughness of the process and noted that it is good that the ESCO project allowed for this commissioning to take place and also that people are taking an interest and are concerned about energy savings. He thanked Mr. Manwell, on behalf of the region, for doing a complete job.

Ms. Hann questioned whether they need to wait until the students are not in the school to pipe in the hot water. Mr. Grzyb said that is not necessary.

Mr. Walter Steere asked about the moisture content of the wood chips. Mr. Manwell said the BTU per ton is under 10M which is the typical amount. He explained that they have sent some samples out for testing, the hardwood is about 47% and the pine came back high. The system has been designed for 45%.

Mr. Steere asked when they would receive an updated cost savings and net benefit sheet. Mr. Manwell said he can work with the building committee to provide that information.

Mr. Steere questioned who pays for the motors and pump replacements for the roof top units. Mr. Manwell said that during the commissioning process they found that a few of the roof top units had the wrong motors and Trane covers the cost of replacement. Mr. Fogarty noted that in the past the building committee has met in executive session to have discussions about certain costs and they have gone through negotiations with the contractors when necessary. Mr. Laramie stated that Mr. Grzyb has represented the building committee very well when it comes to negotiations with the contractors and subs.

Mr. Steere asked whether the final commissioning has anything to do with obtaining the housing aid. Mr. Laramie said he is not sure but will find out and stated that regardless all of the work needs to be done by June.

Mr. Steere asked for the reimbursement rate for the next ESCO funds, Ms. Hann replied that they do not have that information yet.

Mr. Fogarty asked about the status of the music doors. Mr. Grzyb replied that they have replaced the hinges with temporary continuous hinges and have ordered a new door which will take a few weeks. Regarding the gym doors, Mr. Grzyb reported that it looks as though the door closers were installed in the wrong location. He is getting pricing for replacing the doors or for using different hinges, he will run the options by the building

committee. He also reported that he will be meeting with the installation sub to discuss the issue.

## **5. High School Project Update**

Mr. Tim Alix reported that the library is still under construction, the underlayment for the carpet is going in, the steel for the computer kiosks is going up, the lighting is ongoing, they have the drop ceiling lighting in and the stack lights will be shipping tomorrow, they are having trouble getting the lighting in for above the kiosks so temporary lighting will go in. Mr. Fogarty questioned whether the real lights would be in before the flooring is done. Mr. Grzyb replied that the lighting will be in after the flooring and said they would do what they have to do to protect the flooring from the lift. Mr. Alix reported that the library is scheduled to be completed at the end of February. He noted that the scheduled date was originally mid February but there were issues with the roof and the kiosks. When questioned, Mr. Alix reported that the new elevator would also be turned over by the end of the month, the state inspector is coming out next week.

Mr. Laramie asked the librarian whether she had any questions. She asked when they would need to be out of the old library and what would they be moving into, will they use the existing shelving or will there be new shelving? Mr. Laramie explained that there is a hold on expenditures for fixtures until the budget is finalized, for now they will need to reuse the existing library shelving. Mr. Laramie charged Mr. Alix and Mr. Ziemba with meeting with the librarian to come up with a moving plan.

Mr. Alix reported that they are continuing to renovate the bathrooms, the contractor was able to repair the vent line and the reconstruction is ongoing in those spaces. He expects the first floor bathrooms to be done at the end of the month with the second floor finished a week or two after that. Mr. Fogarty asked that once the bathrooms are complete they remained unlocked and noted his frustration that in the past bathrooms had been locked during the day. Noting that, strictly speaking, this is not a building committee issue, Mr. Laramie asked Dr. Barnes to have the bathrooms open to which Dr. Barnes replied, 'duly noted'.

Mr. Alix reported on the science classroom renovations stating that the plumbing is ongoing, the counter top is set, the final plumbing is started and they are working on painting, floor patching and touch up work. Mr. Alix reported that the three classrooms will be done early March and noted that there is one additional science room which will not be turned over in March as it will be impacted by the elevator demolition.

Mr. Laramie asked about the removal of the old elevator. Mr. Alix said they will start that mid March and the work will carry on for four to five weeks.

Mr. Alix reported that they met with the State Fire Marshall Review Board on two issues. The first being the gas valve issue. Mr. Alix said the board accepted their plan and they have received a price from H.V. Collins for this work. Mr. Laramie said this work has already been approved by the committee so they can move forward with it. Mr. Grzyb reported that this work will take a couple of weeks. Mr. Laramie asked that they get this done as soon as possible. The second issue was the fire shutter by the field house. Mr. Alix reported that after testing the door and lengthy conversations with the State Fire Board of Appeals and the Chief of the Chepachet Fire District, they were asked to disconnect the door from the fire alarm system. The door will still have a fuseable link, as was designed and installed initially, and they will need to provide a key switch to be close it manually if needed.

Mr. Alix reported that the auditorium work begins this Friday until March 18<sup>th</sup>. The work is primarily fire alarm work and miscellaneous smaller items.

Mr. Alix said the kitchen work is ongoing, they are working on the plumbing and running vent lines. The contractor will be done in the kitchen in mid April. Mr. Laramie questioned how the agreement with Maguire has been going and Mr. Alix said everything has been fine there has been a quick turn around on issues.

Mr. Fogarty asked when the kids will be in the cafeteria. Mr. Alix reported not until the bathrooms are ready. Mr. Alix said the cafeteria could be occupied anytime after this month but they will need to set up a temporary line and deal with the elevator demolition. Ellen from Sodexo also noted that there will be costs from the movers and the electrician. Ms. Hann stated that she would like to hold off on opening the cafeteria until she has a better idea of the costs associated as RIDE has not reimbursed anything yet for this year's lunch contract.

Mr. Fogarty moved and Mrs. Capobianco seconded to move into the cafeteria as quick as possible. Mr. Laramie noted that he is uncomfortable with mandating this as this is an administrative issue. The committee and audience continued to discuss the issue. Ellen reported that she and Mr. Alix met and reviewed the different needs and she stated that they can move when it is ready. When asked Mr. Kafalas said the building is operating fine as it is now and noted that he would be concerned with the elevator shaft removal stating that dust would be getting into the cafeteria which would not provide a clean and safe environment for the students. Mr. Grzyb noted that partitions could be put up to keep the cafeteria as dust free as possible but he couldn't guarantee that there wouldn't be any issues. He also noted that the demo work would be loud. Mr. Fogarty expressed his frustrations with areas not being done on time as promised to the students and noted that he would like to see the kids benefit from the new cafeteria as soon as possible. Mr. Cervasio stated that he would not be in a rush to have the kids move in there as there would be a cost to the school committee and he would like to have Ms. Hann look into it. Dr. Barnes said that between now and March 1<sup>st</sup> would give Ms. Hann time to sit down and go over the financial aspects of the move. Mr. Kafalas said as long as the bathrooms are open he is fine with opening the cafeteria.

Mr. Fogarty amended his motion to the following: Mr. Fogarty moved and Mrs. Capobianco seconded that the building committee have the cafeteria space available as quickly as possible for use at the discretion of the administration. So voted, 6-0.

Mr. Alix reported that the skylight over the stairway will be put in over the April break and they will hold off on the gym skylights until basketball is over, probably around the end of April.

Mr. Alix reported that as they get into Spring they will start on site work including the H.S. biomass regrading and other remaining site work.

Mrs. Capobianco asked if they would give students and teachers a listing of the progress of the various construction areas. Mr. Alix reported that Mr. Kafalas puts some information into his newsletter and said he will update the letter and send it home to parents.

Mr. Alix distributed the 'Construction Issues Log' to committee members. Mr. Mel Overmeyer from SBS explained that there are so many items that need to be tracked, this log lists the items and their priority as well as a comment about the status. Mr. Alix also noted that there is a form available for staff members to fill out with any issues and put in Mr. Alix's box at the school. Mr. Alix meets with Mr. Kafalas and Mr. McGovern and the construction team weekly to review any issues. It was noted that Mr. Kafalas also has a say in the priorities. Mr. Fogarty questioned a few items on the list which Mr. Alix explained.

Mr. Fogarty asked about the outdoor light near the gym saying the new pole doesn't work. Mr. Alix said it was repaired at one time they now need to get Aladdin on site to fix it. Mr. Fogarty said the parking lot is dark and dangerous. Mr. Laramie said additional lighting is not in the budget.

Mr. Fogarty asked when the information boards would be put up. Mr. Alix said they were removed before construction and he does not know where they are. Mr. Laramie asked that they add that to the list.

Mr. Fogarty questioned the status of the North small gym windows. Mr. Alix said they need to double check with Danielson glass on the timing of this and noted that this was an added item.

Mr. Fogarty asked when the paving would be done. Mr. Grzyb said it is scheduled for the month of April.

Mr. Fogarty asked if an open house was being planned before the end of the year. Mr. Laramie stated that this is a good idea they can sit with the administration and come up with an idea for it.

Mr. Cervasio asked if something could be done about the middle school parking problem such as line the round about or other spaces. Mr. Laramie explained that they put in guardrails on the grass around the ring road for perpendicular parking and parallel around the ring and opened up the back plaza for parking. He said there are almost 200 additional parking spaces than at the old school. Mr. Steere noted that during an event parking is still a problem and asked if the contractor could come up with suggestions for the school committee on new parking areas.

Mr. Steere asked if the problems with the cords in the shop area have been fixed. Mr. Alix said yes, they are all working now.

Mr. Steere asked about the status of the leak in the new gym. Mr. Alix said he has not seen a repeat of the leak, and the sub has caulked the windows. Regarding the door sweeps in the gym, Mr. Alix reported that they need longer sweeps and will be working on correcting this.

Regarding the high school biomass, Mr. Ziemba reported on the activity since the last meeting stating that the wells had been pumping continuously for a week which dried out the biomass building completely. The pumps were then shut off and removed, and a transducer was placed in the wells to monitor ground water levels for a week and a half. With the information from the transducers, the engineer has sized the pump for a 10 gal per minute pump. Mr. Ziemba noted that the 10gpm pump has the ability to increase if necessary. The pump was installed today and within 24 hours the water level should be down again. Mr. Ziemba said that he was in the pit and reported that there was no flow of water visible though there was dampness. He reported that the permanent pump is running but there is a temporary connection as they have a controller on order. The equipment will take 10 days to come in. In the meantime the well company will come and check on the pump every few days until the control panel is mounted. Mr. Steere asked if the chip storage area is dry. Mr. Ziemba said he did not see any moisture there, just moisture in the lower pit.

Mr. Fogarty stated that the walls at the North building are a mess, kids have kicked and bumped into them. Mr. Fogarty said they need touch up paint and he questioned whether this is a building committee issue or ongoing maintenance. Mr. Grzyb reported that they repainted much of the area before they turned it over but he will look it over again. Mr. Fogarty noted that they need to address the problem and make the students accountable for it. Mr. McGovern stated that there is a lot to maintain with the crew they have, they have to prioritize issues. Dr. Barnes reported that there will not be room in the budget for

additional maintenance staff. He suggested that they attend to the wall touch up over the April vacation as the cafeteria will be turned over by that time and some of the traffic will be removed from that area.

Regarding the energy lab, Mr. Fogarty reported that through Mr. Mike Franklin and Mr. Ross McCurdy a lot of work has been done with the Department of Energy. He also noted that Mr. Chretien spent a lot of time on the ongoing technology changes. He reported that they plan to be on schedule for construction this summer with the two rooms completed by September 1<sup>st</sup>.

Mr. Fogarty commended school committee person Mr. Steve Sette for taking on the school light project.

#### **6. Approval of Minutes**

Mr. Ducharme moved and Mr. Chretien seconded to approve the minutes from the January 13, 2009 meeting. So voted, 5-0-1 with Mr. Fogarty abstaining as he was not at the January meeting.

#### **7. Seek to Convene to Executive Session**

Mr. Laramie reported that there is nothing new to discuss, an executive session is not needed.

#### **8. Adjournment**

Mr. Chretien moved and Mrs. Ejnes seconded that the meeting be adjourned at 9:07PM. So voted, 6-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, March 10, 2009